



**DavidJames**  
the estate agent

**Costock Avenue, Sherwood, Nottingham, NG5 3AX**

**Guide Price £250,000**

# About This Property

Welcome to this traditional semi-detached family home, now available for purchase with the benefit of no upward chain! Positioned within easy reach of Sherwood's excellent amenities, schools and Nottingham City Hospital, you'll also find convenient access to the nearby Ring Road for excellent connectivity throughout the city.

Upon entering, you are greeted by an inviting entrance hall that includes a convenient understairs cloakroom/WC. The ground floor features a spacious lounge, perfect for relaxing and unwinding. Adjacent to this is a versatile sitting/dining room that offers direct access to the garden. The kitchen is currently fitted with a range of units and presents ample space for freestanding appliances alongside a fantastic opportunity for the new owners to add their own personal touches.

The first floor hosts three well-proportioned bedrooms, each offering a comfortable living space. Completing this level is a modern bathroom equipped with a three-piece white suite.

Additional perks include gas central heating, UPVC double glazing and the reassurance of a new roof under the current ownership.

One of the highlights of this home is its generous, southerly-facing rear garden. Perfect for relaxing and with lots of potential, the space is currently lawned with an initial patio seating area. Additionally, the garden features a useful garage/store, providing extra space for storage or workshop activities. The front of the property benefits from a driveway that affords convenient off-street parking.



- Traditional semi-detached family home
- Offered to the market with no upward chain
- Within easy reach of Sherwood's amenities, schools and the nearby Nottingham City Hospital
- Initial entrance hall with cloakroom/WC
- Two versatile reception rooms
- Kitchen with space for freestanding appliances
- Three first floor bedrooms
- Modern bathroom with a three-piece suite
- Generous southerly-facing lawned rear garden with a useful garage/workshop
- Driveway to the front providing off-street parking





**WC**  
1.45 x 1.08 m  
4'8" x 3'6"

Floor 0



Floor 1



**Approximate total area\***

90.5 m<sup>2</sup>  
974.18 ft<sup>2</sup>

**Reduced headroom**

0.11 m<sup>2</sup>  
1.16 ft<sup>2</sup>

(†) Excluding balconies and terraces

⚠ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Nottingham City Council**  
**Freehold**

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